



**QUEEN'S CLUB GARDENS, W14**

**£775,000 LEASEHOLD**

**A charming two double bedroom flat situated on the raised ground floor of Heber Mansions within the prestigious Queen's Club Gardens.**

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**DESCRIPTION:**

This beautifully presented property spans just shy of 720 Sq. Ft. and comprises a spacious reception room which is flooded with natural light, ideal for entertaining. There is a separate, good-sized eat in kitchen with plenty of storage solutions. Both well-lit double bedrooms benefit from built in wardrobes and are served by a stylish bathroom.

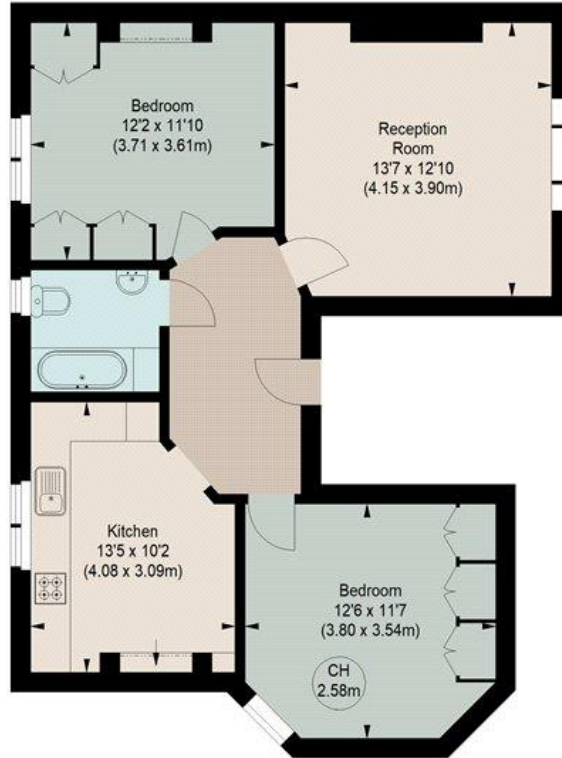
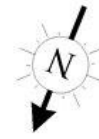
Queens Club Gardens is an impressive collection of red brick mansion blocks with the focal point being the stunning garden square and tennis courts which are enjoyed by the residents throughout the year. There is ample residents permit parking in the enclave. A wide array of local amenities, pubs and restaurants can be found in the area as well as the namesake The Queens Club, a private sporting club in the heart of West Kensington. Nearby tube stations Barons Court and West Kensington are also within immediate walking distance of the flat.



## HEBER MANSIONS, W6

Approximate gross internal area  
719 sq ft / 66.80 sq m

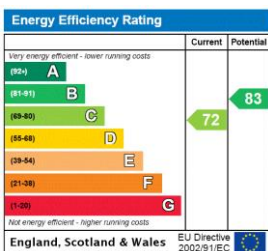
Key :  
CH - Ceiling Height



### RAISED GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 996 year and 11 months

**Service Charge:** £4082.34 per annum

**Ground Rent:** £ 105 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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